



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/26/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 CITY FIRE STATION #11 (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: 1901 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3500500072, 089, 090
Acres: 4.421
Lots (for subdiv): 4
Units (multi-fam./Concept Plans):
Zoning: LB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000027
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD

Owner: CITY OF CHARLESTON
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: Early Site Package plans for a new fire station and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

2 DANIEL ISLAND, PARCEL FF, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: RHODEN ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 2750000092
Acres: 25.98
Lots (for subdiv): 28
Units (multi-fam./Concept Plans):
Zoning: DI-RI

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000038
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5276
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Revised road construction plans for Daniel Island, Parcel FF, Phase 2

RESULTS: Revise and resubmit to TRC.

3 PINE LOG LANE CLUSTER (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: PINE LOG LANE
Location: JOHNS ISLAND
TMS#: 3120000008 & 009
Acres: 29.93
Lots (for subdiv): 73
Units (multi-fam./Concept Plans):
Zoning: SR-1 & RR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: 170731-BrownswoodRD-1
City Project ID Name: TRC_PP:PineLogLaneCluster[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a 73 lot cluster development and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#4 WESTWOOD PLAZA**SITE PLAN**

Project Classification: SITE PLAN
Address: 1812 SAM RITTENBERG BOULEVARD
Location: WEST ASHLEY
TMS#: 3511000001
Acres: 17.15
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: 170306-SamRittenbergBlvd-2
City Project ID Name: RC_SP:WestwoodPlazaNewConstruction
Submittal Review #: 3RD REVIEW
Board Approval Required: DRB

Owner: KIMCO CHARLESTON 631, INC.
Applicant: BLUEWATER CIVIL DESIGN, LLC 864-735-5453
Contact: LYNN SOLESBEE lynn@bluewatercivil.com

Misc notes: Construction plans for a new free-standing building and modifications to the existing in-line stores and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 GOVERNOR'S CAY, PHASE 5 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: FORREST DRIVE
Location: CAINHOY
TMS#: 2710002150
Acres: 6.704
Lots (for subdiv): 13
Units (multi-fam./Concept Plans):
Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-1
City Project ID Name: TRC_PP:GovernorsCayPhase5[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC
Applicant: STANTEC CONSULTING SERVICES, INC. 843-740-7700
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Preliminary subdivision plat for a 13 lot subdivision and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#6 GOVERNOR'S CAY, PHASE 5 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: FORREST DRIVE
Location: CAINHOY
TMS#: 2710002150
Acres: 6.704
Lots (for subdiv): 13
Units (multi-fam./Concept Plans):
Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-2
City Project ID Name: TRC_RC:GovernorsCayPhase5[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC
Applicant: STANTEC CONSULTING SERVICES, INC. 843-740-7700
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Road construction plans for a 13 lot subdivision and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#7 GOVERNOR'S CAY, PHASE 5 (SITE)**SITE PLAN**

Project Classification: SITE PLAN
Address: FORREST DRIVE
Location: CAINHOY
TMS#: 2710002150
Acres: 0.673
Lots (for subdiv):
Units (multi-fam./Concept Plans): 10
Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-3
City Project ID Name: TRC_SP:GovernorsCayPhase5[Multifamily]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: CALATLANTIC GROUP, LLC
Applicant: STANTEC CONSULTING SERVICES, INC. 843-740-7700
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Construction plans for a 10 unit residential development and associated improvements.

RESULTS: Revise and resubmit to TRC.

#8 THE CITADEL SCHOOL OF BUSINESS**SITE PLAN**

Project Classification: SITE PLAN

Address: 89 HAGOOD AVENUE

Location: PENINSULA

TMS#: 4600000004

Acres: 199.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: 170510-HagoodAve-2

City Project ID Name: TRC_SP:TheCitadelSchoolofBusiness

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: THE CITADEL

Applicant: ADC ENGINEERING INC.

843-566-0161

Contact: GARY JENSEN

garyj@adcengineering.com

Misc notes: Construction plans for the Citadel School of Business and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#9 CAINHOY OFFICE & RETAIL PARK**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: POINT HOPE PARKWAY & CLEMENTS FERRY R

Location: CAINHOY

TMS#: 2620000008

Acres: 31.52

Lots (for subdiv): 16

Units (multi-fam./Concept Plans):

Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000034

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5222

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

Misc notes: Subdivision concept plan to create a 16 lot subdivision.**RESULTS:** Revise and resubmit to TRC.

#10 CAINHOY SOUTH, PHASE 1B (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 39.77

Lots (for subdiv): 54

Units (multi-fam./Concept Plans):

Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000032

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5222

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

Misc notes: Road construction plans for a 54 lot phase of a subdivision.**RESULTS:** Revise and resubmit to TRC.

#11 STONO PARK ELEMENTARY SCHOOL**SITE PLAN**

Project Classification: SITE PLAN

Address: 419 HUNTLEY DRIVE

Location: WEST ASHLEY

TMS#: 3501100106

Acres: 4.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1 (S)

☐ new BP approval tracking

City Project ID #: 170517-1699GardenSt-1

City Project ID Name: TRC_SP:StonoParkElementarySchool

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT 10

Applicant: CYPRESS ENGINEERING

843-225-5151

Contact: WILL ROGAN

willr@cypresseng.com

Misc notes: Construction plans for a new 75,000 sf elementary school and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 154 SPRING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 154 SPRING STREET

Location: PENINSULA

TMS#: 4601102082

Acres: 0.23

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: LB (A)

Misc notes: Construction and renovation plan for a 4 unit accommodations development.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000054

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z

Owner: FRED A STONE, III

Applicant: BECKY FENNO, ARCHITECT

Contact: BECKY FENNO

843-442-6552

bfenno@fennoarch.com

RESULTS: Revise and resubmit to TRC; stormwater narrative, SCDHEC Form d-0451 required.

13 THE POINTE AT RHODES CROSSING, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD & SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000444

Acres: 84.39

Lots (for subdiv): 76

Units (multi-fam./Concept Plans):

Zoning: SR-6

Misc notes: Road construction plans for 76 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170517-SandersRd-1

City Project ID Name: TRC_RC:ThePointeatRhodesCrossingPhase2[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CW-ASHLEY POINTE, LLC

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

RESULTS: Revise and resubmit to TRC.

14 GRAND OAKS AMENITY CENTER**SITE PLAN**

Project Classification: SITE PLAN

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000035

Acres: 11.19

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (BEES LANDING)

Misc notes: Construction plans for a new amenity center.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000053

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CALATLANTIC GROUP, INC.

Applicant: HLA, INC.

Contact: RYAN WILIAMS

843-763-1166

rwilliams@hlainc.com

RESULTS: Revise and resubmit to TRC.

15 SATORI WEST ASHLEY (AKA GATEWAY APARTMENTS)**SITE PLAN**

Project Classification: SITE PLAN

Address: SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 2860000033

Acres: 16.01

Lots (for subdiv):

Units (multi-fam./Concept Plans): 297

Zoning: GB

Misc notes: Construction plans for a 300 unit multi-family development and associated improvements.

☐ new BP approval tracking

City Project ID #: 161118-SavannahHwy-1

City Project ID Name: TRC_SP:GatewayApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DAVIS DEVELOPMENT

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

RESULTS: Revise and resubmit to TRC; CSWPPP, DHEC NOI, Drainage easement/agreement, stormwater technical report & traffic impact study required.

16 CAROLINA BAY, PHASE 15 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.34

Lots (for subdiv): 26

Units (multi-fam./Concept Plans):

Zoning: PUD (CAROLINA BAY)

Misc notes: Preliminary subdivision plat for a 26 lot subdivision and associated improvements.

 new BP approval tracking

City Project ID #: 170606-RutherfordWay-1

City Project ID Name: TRC_PP:CarolinaBayPhase15[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: TOMMY HUANG thuang@seamonwhiteside.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

17 CAROLINA BAY, PHASE 15 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.34

Lots (for subdiv): 26

Units (multi-fam./Concept Plans):

Zoning: PUD (CAROLINA BAY)

Misc notes: Road construction plans for a 26 lot subdivision and associated improvements.

 new BP approval tracking

City Project ID #: 170606-RutherfordWay-2

City Project ID Name: TRC_RC:CarolinaBayPhase15[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: TOMMY HUANG thuang@seamonwhiteside.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.